

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
828-4966

Project Name: GKC International, Inc./
Ocean Hacienda

Case #: 50-R-02

Date: April 23, 2002

Comments:

No Comments

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Ocean Hacienda

Case #: 50-R-02

Date: 4-23-02

Comments:

- 1) Flow test required.
- 2) Garage exit stairs must discharge outside building.
- 3) Show on plans that exit stairs are separated by 1/3 of diagonal as per NFPA 101-2002.
- 4) This project must meet all the high-rise requirements under the new FBC, 412.
- 5) Civil plans required showing fire main, hydrants, and DDC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: GKC International, Inc./
Ocean Hacienda

Case #: 50-R-02

Date: April 23, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: GKC International, Inc./Ocean
Hacienda

Case #: 50-R-02

Date: 4/23/02

Comments:

1. Where a vehicular use area adjoins an abutting R.O.W. a 10' average buffer (with a 5' minimum) is required. This would be measured from the ultimate R.O.W. A buffer screen is also required.
2. Indicate requirements for irrigation.
3. Provide a list of existing trees and palms on site, their names and sizes. Indicate their disposition (to remain, be relocated, or be removed.). Any trees which would be considered good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
5. Provide a standard calculation list (available upon request) to verify that all Code requirements are met.

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Division: Planning

Member: Donald Morris
828-5265

Project Name: Ocean Hacienda

Case #: 50-R-02

Date: April 23, 2002

Project Description:

The petitioners propose to construct a 158 multi-family development in the RMH-60 zoning district. Developments of five (5) units or more require Level II Site Plan Review (DRC) and are subject to City Commission Request for Review (CRR). Developments requesting a building length modification, yard modification, or a height modification (which requires a Conditional Use Permit) require Level III Site Plan Review (PZ) and are subject to CCR.

Comments:

1. Provide a text narrative that includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. How this proposal meets Neighborhood Compatibility Requirements of Section 47-25.3. – 3 e iv
 - c. Method of solid waste disposal.
2. The building length (385 feet) exceeds the building length limitation in the RMH-60 by 185 feet (Section 47-5.38) and cannot be built as designed.
3. All portions of the building, including the garage are required to setback ½ the height of the building (47-2.2 P).
4. Provide a copy of the most current recorded plat and amendments for the proposed site.
5. Provide a location map.
6. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area and any request to modify the setbacks are to be noted on the table.

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7. Provide color and materials information or samples for all exterior surfaces prior to Planning and Zoning Board review and indicate on all elevation drawings.
8. The proposed number of dwelling units (158) exceeds the maximum allowed dwelling units for this site (157). There is a discrepancy between the total site area shown on sheet i and on the property survey.
9. If yard modifications are requested, a shadow study is required pursuant to Section 47-23.11 A 4 b. Indicate the amount of shadow the proposed structure may cast on the nearby Willingham Park.
10. Provide a cross-section of the roof area on the building elevation drawings that shows areas designed for human occupancy.
11. Describe grade level shown on pages A-7, A-8, A-9 and A-10 pursuant to Section 47-2.2 G.
12. Show outline of adjacent structures and their uses on the site plan.
13. Provide a context/area plan that indicates other large structures within a three (3) blocks and their uses.
14. All private drives shall comply with engineering standards (47-20.5 (B)). Discuss standards with engineering representatives.
15. Provide a seven (7) foot wide public sidewalk along Ocean Blvd., and a five (5) foot wide sidewalk along N.E. 33rd Avenue.
16. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
17. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
18. The housing unit types described on page i do not match the housing unit types on page A-4.
19. It is strongly recommended that these plans be presented to representatives of the North Beach Island Alliance.
20. A response to DRC comments is required within 90 days or additional DRC review may be required.

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21. Additional comments may be forthcoming.

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Division: Police

Member: Det. C. Cleary-Robitaille
828-6419

Project Name: Ocean Hacienda

Case #: 50-R-02

Date: 4-23-02

Comments:

At ground level, stair doors should not open into the building from the exterior. These doors should have a local annunciator should they be blocked open.

The parking garage and stairwells should be monitored.

Emergency communication devices should be strategically placed in the parking garage.

Parking garage photo-metrics should be provided.

Please respond to these comments in writing.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: GKC International, Inc./
Ocean Hacienda

Case #: 50-R-02

Date: 4/23/02

Comments:

1. Maximum density permitted in the RMH-60 district is 60 units per acre, the development as proposed indicates 158 units, which exceeds the density requirement by one (1) unit. The maximum allowed for a 2.62 acre site is 157 units. Density is round down in accordance with section 47-2 Measurements.
2. Provide the building height from grade as defined in section 47-2. The proposed building exceeds one hundred-fifty (150) feet height requirement, which may be increased to three hundred (300) feet subject to the criteria in section 47-24.3. A conditional use permit is required in accordance with section 47-5.38, Table of dimensional requirements.
3. Building setbacks shall be in no case less than an amount equal to one-half (1/2) the building when greater than the specified minimums. Modification of required yards may be permitted subject to requirements of section 47-23.11.
4. The propose development indicates a building length of three hundred eighty five (385) feet. The maximum structure length for multifamily is two hundred (200) feet in accordance with section 47-5.38, which may be increased up to three hundred (300) feet subject to criteria in section 47-23.13.
5. Indicate which parking spaces are dedicated for valet parking in accordance with the requirements in section 47-20.16. A valet parking agreement is required in accordance with section 47-20.18 prior to the issuance of a certificate of occupancy.
6. Discuss minimum distance between buildings with the applicant and the planning representative as related to section 47-5.38, Table of dimensional requirements.
7. Provide parking stall and drive aisle dimensions as required in section 47-20.11. Building columns shall not encroach into the required parking stall area.
8. Provide all ramp slopes as required in section 47-20.9.

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9. Dead-end parking is prohibited in accordance with section 47-20.5.C.4.
10. Discuss parking requirements for Gym with applicant and planning representative.
11. Provide a photometric lighting plan in compliance with section 47-20.14 prior to final DRC review.
12. Provide a construction staging and storage plan. Will a sales or construction trailer be proposed for this development site? If so, provide plans for DRC review.
13. Additional comment may be forthcoming at DRC meeting.